



Chairman Hughes called the May 29, 2012 Planning Commission to order at 6:31pm with the following members present:

Judy Hughes
Suzanne Olson

Judy Iverson
Arvid Meland

Pete Bonefield

Also present:

Rick Bush (Community Development Director)
Laura Swanson (GIS Coordinator)
Joe DesJarlais (City Council)
Shannon Vasknetz (Baseline Surveying)
Tiffany Smith (Dogwood Lodge, Inc.)

Motion by Meland, second by Bonefield to approve the minutes from the May 1, 2012 Planning Commission meeting.

Bush presented Agenda Item No. 1 – a variance request from Leon and Tammy Bachand, Lot 11, Block 4 of Deadman Enterprises Subdivision to the City of Sturgis, Meade County, South Dakota. The applicants have submitted an application to allow for the construction of an addition to their single family residence at 2614 Elk Road with less than the required front yard setback. After a site review, staff feels that the addition would be consistent to other buildings in the area, and recommends approval to the commission.

Motion by Meland, second by Bonefield to call for a vote on approving the application as presented. All present members voted yes, and the item will be presented to the Common Council on Monday, June 18, 2012 at 6:30pm in the Commissioner's Room at the Erskine Building, Sturgis, SD.

Bush presented Agenda Item #2 – a final plat request from Walco International, Lot D-43 of Denker Subdivision, formerly Lots D-3 and D-4 of Denker Subdivision, located in the SW ¼ NW 1.4 of Section 15, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. The owners have submitted a plat application to replat two adjacent lots into one .83 acre lot to allow construction be used for a commercial business. Motion by Bonefield, second by Olson to approve the plat application, with Bonefield, Hughes, Meland and Olson voting yes and Iverson abstaining.

Bush presented Agenda Item #3 – a request for a Use on Review to allow for the operation of a pet boarding facility located in a Highway Service zoned district from Dogwood Lodge, Inc., Lot C of Vanocker Canyon Meadows Subdivision, formerly a portion of Lot B of Vanocker Canyon Meadows Subdivision, location in the W ½ SW ¼ of Section 15, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. Staff has reviewed the site plans and reports that the operations will be contained within the building and would not appear to be a nuisance to adjoining landowners. The adjoining landowners have given consent, and staff recommends approval to grant the Use on Review. DesJarlais asked what the purpose of requesting a Use on Review for proposed construction as opposed to an existing building. Bush stated that this type of business is currently allowed in another zoning district, but not in Highway Service. When reviewing the Use on Review at a later time, if

there are no problems or complaints, the use could continue. Olson asked what types of zoning other cities have that would allow this type of business. Bush said he was not sure, but he is aware of other pet grooming facilities across town that are located in various zoning districts, but they do not allow overnight pet boarding. DesJarlais asked what would happen if the owner wanted to expand the business in the future, such as constructing dog runs outside the building. Bush said that the Use on Review would have to come back to the commission in order to allow any additional activities to happen. Bush also stated that there are no close residential structures adjacent to the proposed operation, and new residential construction near this facility seems unlikely, and given the location of the lot, the use of a pet boarding facility seems to fit in. Meland commented that he feels there is a need for this type of business in Sturgis.

Motion by Olson, second by Bonefield to vote to approve the application for a Use on Review. All present members voted yes, and the item will appear before the Common Council on Monday, June 18, 2012 at 6:30pm in the Commissioner's Room at the Erskine Building, Sturgis, SD.

The next scheduled meeting will be Tuesday, June 12, 2012 at 6:30pm in City Hall Meeting Room B.

Meeting was adjourned by Chairman Hughes at 7:04pm.

Respectfully submitted,

Laura Swanson